

**CITY OF TROY
PLANNED UNIT DEVELOPMENT
PRELIMINARY DEVELOPMENT PLAN
APPLICATION**

CITY OF TROY PLANNING DEPARTMENT
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P.U.D. FILE NUMBER _____	
DATE FILED _____	
PDP FEE (\$1,500.00)	PAID <input type="checkbox"/>
ESCROW FEE (\$5,000.00)	PAID <input type="checkbox"/>

1. NAME OF THE PROPOSED DEVELOPMENT: _____
2. LOCATION OF THE SUBJECT PROPERTY: _____

3. DATE OF CONCEPTUAL DEVELOPMENT PLAN APPROVAL BY CITY COUNCIL: _____
4. DESCRIPTION OF PROJECT PHASE: _____
5. TAX ID NUMBER(S) (SIDWELL) OF SUBJECT PROPERTY: _____

6. APPLICANT FOR P.D.P.:

NAME _____	OWNER OF THE SUBJECT PROPERTY: NAME _____
COMPANY _____	COMPANY _____
ADDRESS _____	ADDRESS _____
CITY _____ STATE _____ ZIP _____	CITY _____ STATE _____ ZIP _____
TELEPHONE _____	TELEPHONE _____
E-MAIL _____	E-MAIL _____
7. THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPERTY: _____
8. **SIGNATURE OF THE PROPERTY OWNER:** _____
BY THIS SIGNATURE, THE PROPERTY OWNER AUTHORIZES PLACEMENT OF A SIGN ON THE PROPERTY TO INFORM THE PUBLIC AS TO THIS REQUEST FOR PRELIMINARY DEVELOPMENT PLAN APPROVAL.
9. **SIGNATURE OF THE APPLICANT:** _____

PLANNED UNIT DEVELOPMENT PRELIMINARY DEVELOPMENT PLAN APPROVAL CHECKLIST

THE APPLICATION SHALL INCLUDE THE FOLLOWING INFORMATION AND MATERIALS IN A PLAN FORMAT TOGETHER WITH A NARRATIVE EXPLANATION. FOR A DETAILED DESCRIPTION OF REQUIRED ITEMS, SEE ARTICLE 35.50.00 OF THE ZONING ORDINANCE.

- ☐ SIXTEEN (16) COPIES OF STATEMENT DEMONSTRATING THAT THE REQUIREMENTS OF SECTION 35.50.02 B HAVE BEEN MET
- ☐ SIXTEEN (16) COPIES OF THE MARKET NEED ANALYSIS / ECONOMIC FEASIBILITY STUDY
- ☐ SIXTEEN (16) COPIES OF THE SPECIFICATION OF DEVIATIONS FROM EXISTING ORDINANCES
- ☐ SIXTEEN (16) COPIES OF THE SUMMARY EXPLANATION OF THE DEVELOPMENT CONCEPT OF THE PROPOSED PLANNED UNIT DEVELOPMENT
- ☐ SIXTEEN (16) FOLDED COPIES OF THE COMPLETE PRELIMINARY DEVELOPMENT PLAN PACKAGE WHICH SHALL INCLUDE THE FOLLOWING INFORMATION AND/OR ITEMS:
 - _____ CERTIFIED BOUNDARY SURVEY AND CERTIFIED TOPOGRAPHIC SURVEY (AS PER SECTION 03.43.01 (6) OF THE TROY ZONING ORDINANCE)
 - _____ SITE PLAN (MEETING REQUIREMENTS OF SECTION 03.40.00 OF THE TROY ZONING ORDINANCE)
 - _____ PRELIMINARY GRADING PLAN
 - _____ BUILDING FLOOR PLANS AND ELEVATIONS
 - _____ LANDSCAPE PLANS INCLUDING ENTRANCE, PERIMETER AND SCREENING
 - _____ TREE INVENTORY AND PRESERVATION PLAN
 - _____ WETLAND DELINEATION AND REPORT
 - _____ PROPOSED USES AND AMENITIES
 - _____ INFORMATION TO DEMONSTRATE COMPLIANCE WITH APPLICABLE PROJECT DESIGN STANDARDS
 - _____ DENSITY CALCULATIONS
 - _____ PHASING PLAN
 - _____ ARCHITECTURAL DETAILS AND DESCRIPTIONS OF BUILDING MATERIALS
 - _____ LIGHTING PLANS
 - _____ TRANSPORTATION / PEDESTRIAN / ROAD SYSTEM PLANS
 - _____ PARKING ANALYSIS AND TRAFFIC STUDY
 - _____ UTILITY PLAN
 - _____ OPEN SPACE / COMMON AREA PLAN
 - _____ STREETScape PLANS
 - _____ IRRIGATION PLAN
 - _____ NATURAL RESOURCES AND FEATURES INVENTORY AND PRESERVATION PLAN
 - _____ HISTORICAL RESOURCES AND STRUCTURES INVENTORY AND PRESERVATION PLAN
 - _____ SIGNAGE PLAN AND DETAILS
 - _____ ONE (1) CD CONTAINING AN ELECTRONIC VERSION OF THE APPLICATION AS PER SECTION 03.43.02 OF THE ZONING ORDINANCE

NOTE: ALL DRAWINGS SHALL BE PREPARED, SEALED AND SIGNED BY THE APPROPRIATE A STATE OF MICHIGAN PROFESSIONAL ENGINEER, REGISTERED ARCHITECT, REGISTERED LANDSCAPE ARCHITECT, PROFESSIONAL SURVEYOR OR PROFESSIONAL COMMUNITY PLANNER AS APPLICABLE.

THE ABOVE QUANTITIES ARE FOR THE INITIAL APPLICATION SUBMISSION. ADDITIONAL COPIES WILL BE REQUIRED AFTER REVIEW FOR SUBMISSION TO THE PLANNING COMMISSION AND CITY COUNCIL

ALL OVERSIZED DRAWINGS SHALL BE BOUND TOGETHER AND FOLDED DOWN TO APPROXIMATELY 8 ½ " x 11" IN SIZE.

THE ESCROW FEE IS AN ADDITIONAL FEE ABOVE THE NON-REFUNDABLE APPLICATION FEE WHICH SHALL BE USED TO PAY PROFESSIONAL REVIEW EXPENSES OF OUTSIDE CONSULTANTS SUCH AS COMMUNITY PLANNERS, ENGINEERS, AND ANY OTHER PROFESSIONALS WHO SHALL REVIEW THE APPLICATION.